



18 Grovesfield Crescent

Balsall Common, CV7 7RE

Andrew Grant

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Balsall Common, Coventry, CV7 7RE

3 Bedrooms 1 Bathroom 1 Reception Room

An inviting three bed semi-detached family home in the sought after village of Balsall Common.

- A bright and open plan three-bedroom family home.
- Spacious open plan living area with French doors leading to the rear garden.
- Three good sized bedrooms and a generous family bathroom.
- Integral garage and block paved driveway, providing off- street parking and additional storage.
- Spacious low maintenance garden with a decked area, ideal for al fresco dining.
- Located in the idyllic village of Balsall Common with an array of nearby amenities.

This three-bedroom semi-detached home features a spacious reception room with views over the garden, a well-equipped kitchen and a convenient cloakroom on the ground floor. The first floor offers three good sized bedrooms and a family bathroom. Outside, the low-maintenance rear garden provides a private space perfect for relaxation and alfresco dining. Featuring off-street parking, an integral garage and convenient gated side access.

787 sq ft (73.1 sq m)





The living room

This generously sized reception room spans the rear of the property, featuring a fireplace with a wooden surround for added character. A large window and sliding patio doors flood the space with natural light, creating an inviting atmosphere. A staircase ascends from this room to the first floor.





The kitchen

The kitchen features a front-facing window for natural light, wall and base units, an integrated oven, hob, extractor fan, and a sink with drainer and mixer tap. Durable tiled flooring and under-counter space for a washing machine enhances practicality.



Bedroom one

Positioned at the front of the property, this spacious double bedroom benefits from a large front-facing window, allowing an abundance of natural light.



Bedroom two

A comfortable double bedroom with a pleasant outlook over the rear garden, featuring fitted wardrobes to maximise storage space.



Bedroom three

A well-proportioned third bedroom with views over the garden, offering a versatile space suitable for various uses.





The bathroom

The family bathroom comprises a low-level WC, washbasin, and a bath with shower, complemented by a front-facing obscure-glazed window. There is also a large storage cupboard for added functionality.



The garden

The private, low-maintenance rear garden offers an ideal space for outdoor relaxation and entertaining, with a decked area suitable for alfresco dining, a gravelled section, and a charming pergola in the corner. Side access connects the garden to the front of the property.

Location

Situated in the sought-after village of Balsall Common, just outside Coventry, this property benefits from a range of local amenities and excellent connectivity. Balsall Common offers an array of shops, cafes and restaurants, as well as convenient supermarkets. The area is well-regarded for its educational facilities, with primary and secondary schools nearby, including the well-regarded Balsall Common Primary School. Transport links are exceptional, with regular train services to Birmingham and Coventry from nearby Berkswell station and easy access to the M42 and M6 motorways, ensuring smooth connections for commuters.

Services

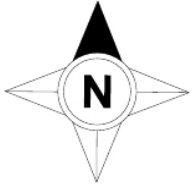
The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax banding for this property is **Band D**

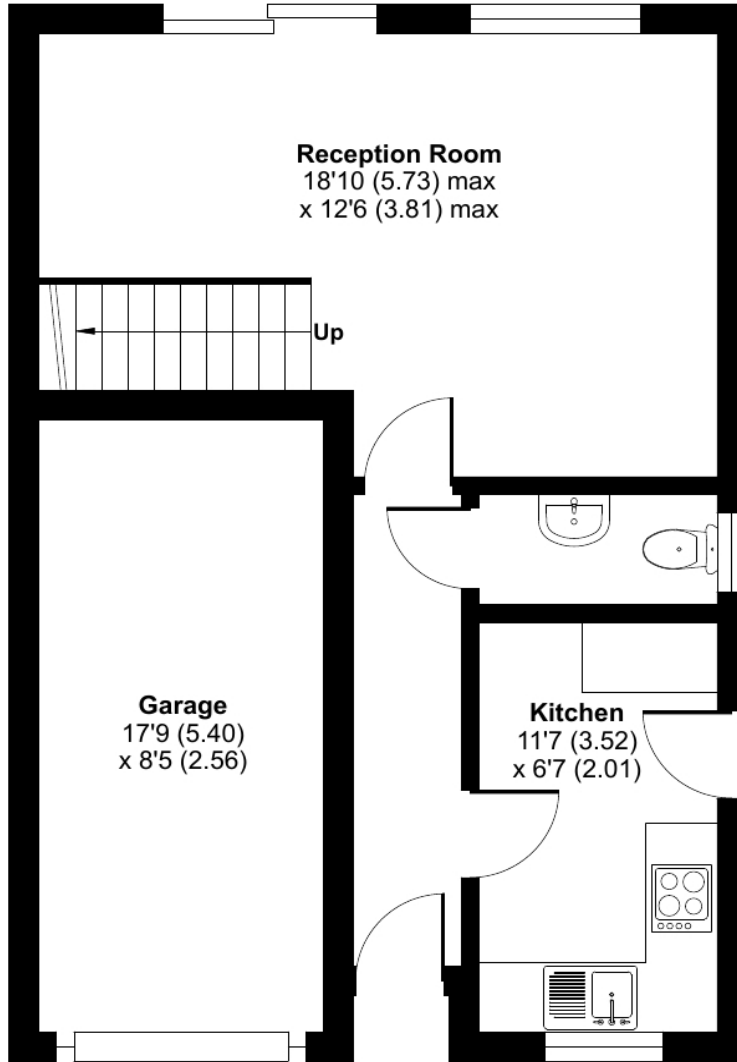


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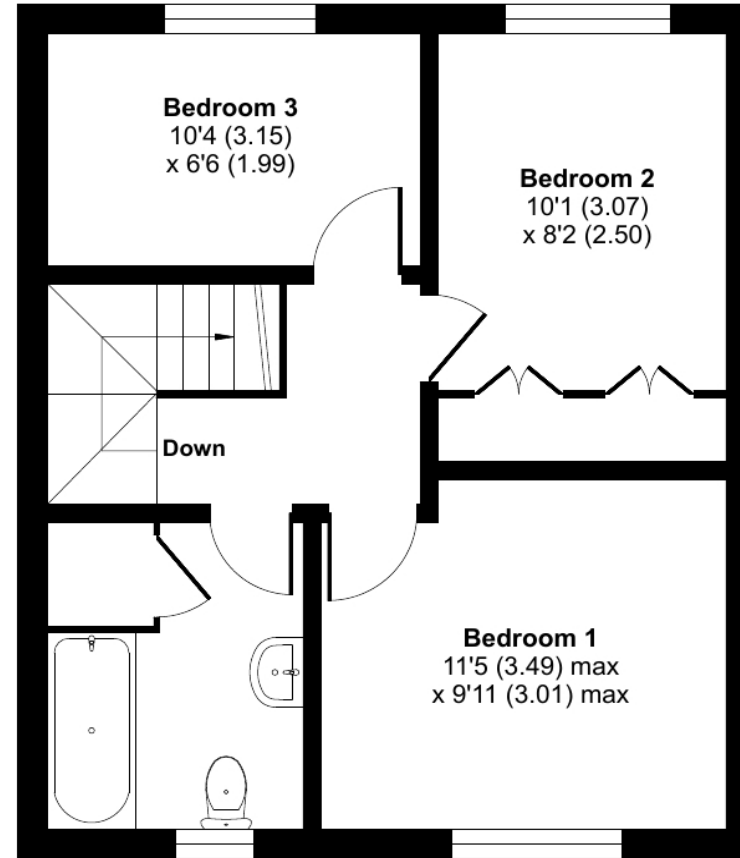


Approximate Area = 787 sq ft / 73.1 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 923 sq ft / 85.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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